

# TUOLUMNE COUNTY ECONOMIC FORECAST

Like many other counties in the Sierra Nevada mountain range, most of the land (80 percent) in Tuolumne County is owned by government agencies. The two major areas of public land are sections of Yosemite National Park and Stanislaus National Forest. Tuolumne County has a population of 53,900 people and a total of 16,900 wage and salary jobs. The per capita income in Tuolumne County is \$44,293 and the average salary per worker is \$48,917.

The largest industries in the county are leisure services, education and healthcare services, wholesale and retail trade, and government. Together, these sectors account for 79 percent of all wage and salary jobs. Much of the public sector employment is associated with the Sierra Conservation Center prison. This facility, which is located in Jamestown, houses over 4,600 inmates and employs almost 1,200 guards and support staff.

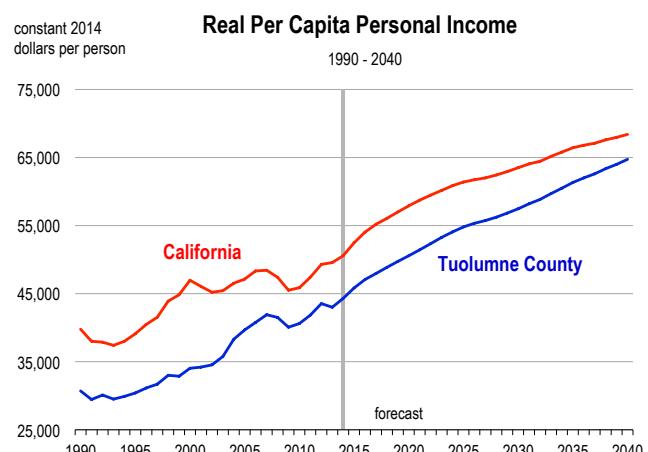
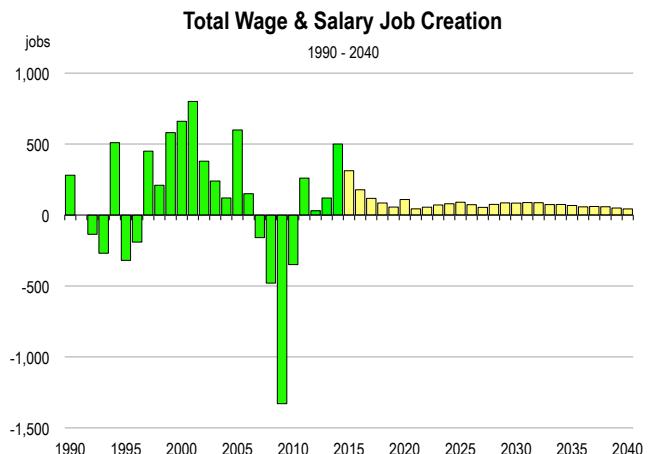
In 2014, Tuolumne County gained 500 wage and salary jobs, representing a growth rate of 3.1 percent. The unemployment rate improved substantially, falling from 10.8 percent in 2013 to 8.6 percent in 2014.

During 2014, the largest gains were observed in wholesale and retail trade (+140 jobs), government (+120 jobs), education and healthcare (+90 jobs), and leisure and hospitality (+80 jobs). Significant declines were not observed in any sector, although a number of industries were virtually flat.

Between 2009 and 2014, the population of Tuolumne County declined at an average rate of 0.5 percent per year. The region lost an average of 120 people per year through net migration, and 180 people per year through the natural decrease (deaths were greater than births). Over the long term, the natural decrease will persist, but net migration will turn positive.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.9 percent in 2015. From 2015 to 2020, job growth will average 0.6 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tuolumne County, inflation-adjusted salaries are expected to increase by 1.3 percent per year between 2015 and 2020.
- Between 2015 and 2020, the largest job gains are expected to occur in wholesale and retail trade, education and healthcare, and government. Together, these sectors will account for 75 percent of net job creation in the county.
- The population will decline slightly over the next five years, falling at an annual average rate of 0.1 percent.



- Net migration is expected to be positive over the forecast period. Between 2015 and 2020, an average of 190 net migrants will enter the county each year.
- Real income per capita is forecasted to increase by 3.5 percent in 2015. From 2015 to 2020, the growth in real income per capita will average 2.0 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 1.5 percent per year between 2015 and 2020.
- Industrial production is forecasted to increase by 5.6 percent in 2015. Between 2015 and 2020, the growth rate of industrial production will average 4.2 percent.

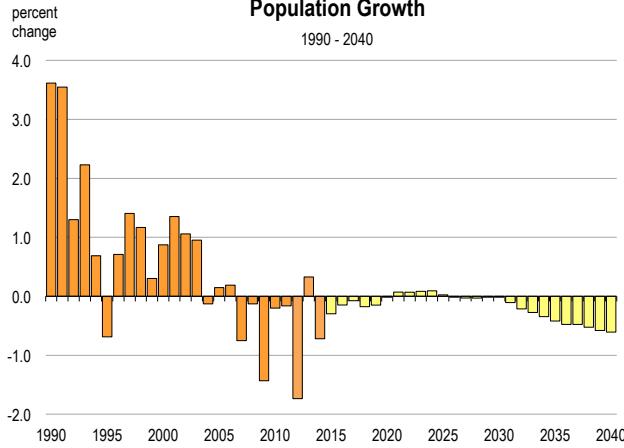
# Tuolumne County Economic Forecast

2006-2014 History, 2015-2040 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	56,558	227	78.1	22.0	222	\$0.65	\$1.91	\$40,766	3.2	30.2	384.7	5.8
2007	56,133	-277	76.2	22.1	149	\$0.65	\$2.02	\$41,895	3.4	21.4	386.6	6.2
2008	56,060	40	76.3	22.2	106	\$0.61	\$2.05	\$41,504	2.9	22.3	386.3	8.0
2009	55,258	-700	74.8	22.2	51	\$0.52	\$1.97	\$40,055	0.8	19.1	295.1	12.5
2010	55,147	13	74.8	22.2	57	\$0.53	\$2.02	\$40,610	1.3	21.5	271.0	15.2
2011	55,057	70	74.3	22.2	46	\$0.58	\$2.13	\$41,845	2.7	23.3	341.4	14.5
2012	54,101	-799	72.6	22.2	36	\$0.59	\$2.24	\$43,550	2.7	23.7	297.9	13.0
2013	54,278	316	74.7	22.2	30	\$0.61	\$2.27	\$42,992	2.3	23.2	282.4	10.8
2014	53,887	-186	75.7	22.2	56	\$0.62	\$2.39	\$44,293	2.8	23.0	290.8	8.6
2015	53,727	69	75.7	22.3	77	\$0.66	\$2.49	\$45,821	1.2	22.9	307.1	6.9
2016	53,647	158	76.4	22.3	75	\$0.70	\$2.64	\$47,060	3.2	22.3	322.2	5.6
2017	53,607	203	77.0	22.4	79	\$0.73	\$2.77	\$47,978	3.2	22.0	335.4	5.3
2018	53,512	160	77.3	22.5	64	\$0.76	\$2.90	\$48,856	3.0	21.4	348.7	5.2
2019	53,432	181	77.6	22.5	60	\$0.79	\$3.03	\$49,726	2.8	21.2	363.0	5.0
2020	53,429	266	77.9	22.6	69	\$0.83	\$3.18	\$50,557	2.9	21.3	377.3	5.0
2021	53,467	320	78.1	22.6	73	\$0.86	\$3.33	\$51,421	3.0	20.7	388.8	5.1
2022	53,503	327	78.1	22.7	77	\$0.90	\$3.50	\$52,346	3.1	20.5	399.9	5.0
2023	53,548	346	78.1	22.7	82	\$0.93	\$3.66	\$53,267	2.7	20.1	411.8	4.9
2024	53,598	366	78.2	22.8	81	\$0.96	\$3.81	\$54,078	2.6	19.9	423.0	4.9
2025	53,610	346	78.3	22.9	99	\$0.99	\$3.97	\$54,815	2.8	19.6	434.6	4.9
2026	53,603	343	78.4	23.0	103	\$1.03	\$4.12	\$55,321	2.8	19.3	446.7	4.9
2027	53,587	351	78.3	23.0	89	\$1.06	\$4.27	\$55,726	2.8	19.0	459.6	4.9
2028	53,571	373	78.3	23.1	85	\$1.10	\$4.42	\$56,222	2.7	18.7	473.7	4.9
2029	53,566	402	78.3	23.2	89	\$1.14	\$4.58	\$56,823	2.5	18.5	488.8	4.9
2030	53,561	425	78.3	23.3	90	\$1.18	\$4.74	\$57,463	2.4	18.3	504.3	4.9
2031	53,504	390	78.3	23.3	90	\$1.22	\$4.90	\$58,186	2.3	18.1	520.2	4.9
2032	53,389	356	78.3	23.4	89	\$1.27	\$5.07	\$58,832	2.5	17.9	536.5	4.9
2033	53,243	342	78.4	23.5	82	\$1.32	\$5.23	\$59,691	2.1	17.7	553.3	4.9
2034	53,059	329	78.1	23.5	76	\$1.36	\$5.41	\$60,514	2.3	17.6	570.6	4.9
2035	52,836	314	77.9	23.6	71	\$1.41	\$5.59	\$61,336	2.4	17.4	588.3	4.9
2036	52,584	303	77.8	23.7	67	\$1.46	\$5.77	\$61,996	2.8	17.1	606.6	4.9
2037	52,333	330	77.4	23.7	64	\$1.51	\$5.97	\$62,614	2.8	16.9	625.5	4.9
2038	52,058	327	77.1	23.8	60	\$1.56	\$6.17	\$63,350	2.7	16.6	645.0	4.9
2039	51,756	325	76.8	23.8	61	\$1.61	\$6.37	\$64,008	2.8	16.4	664.2	4.9
2040	51,442	331	76.5	23.9	59	\$1.66	\$6.58	\$64,742	2.8	16.1	685.6	4.9

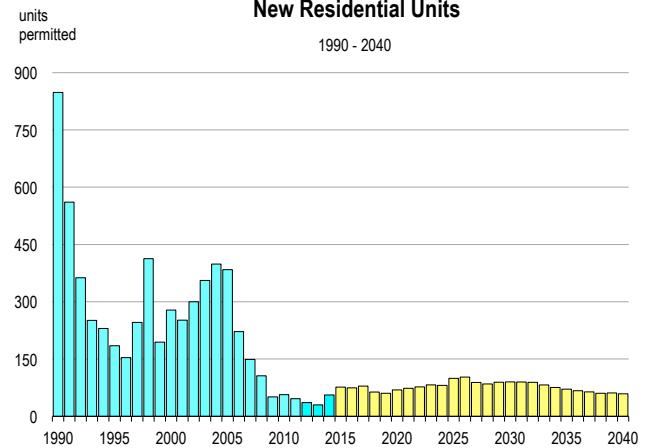
Population Growth

1990 - 2040



New Residential Units

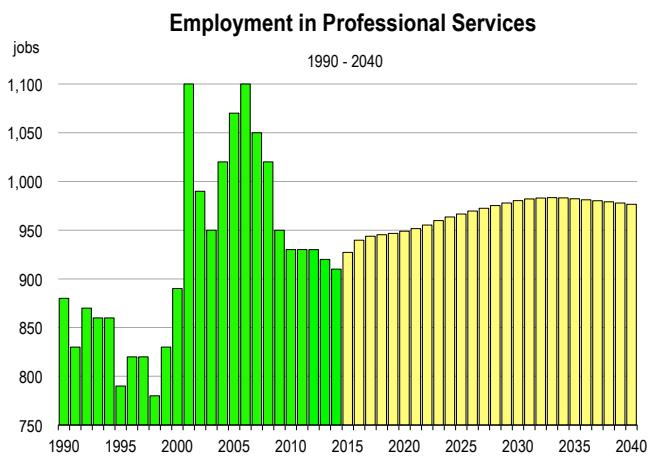
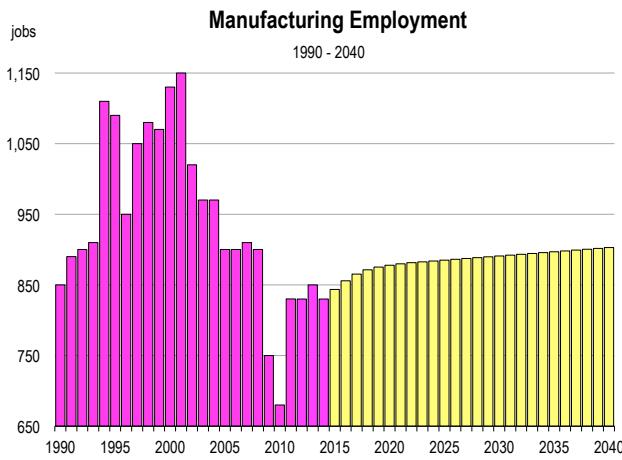
1990 - 2040

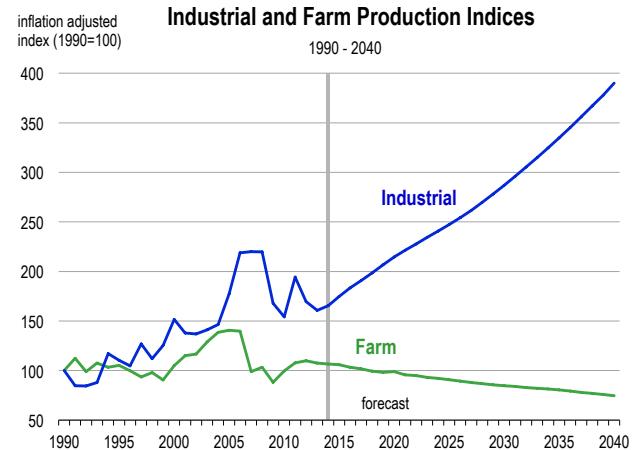
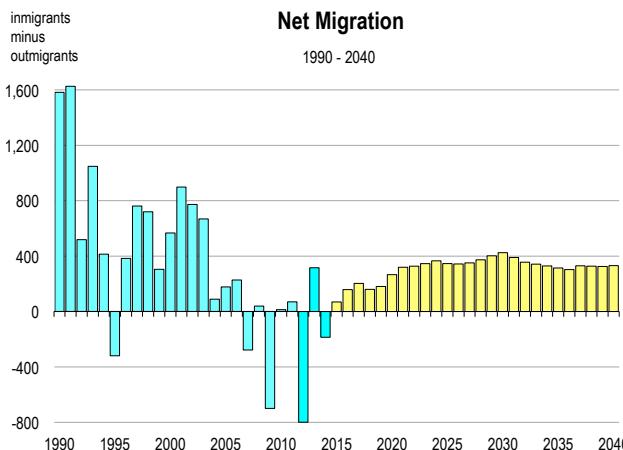
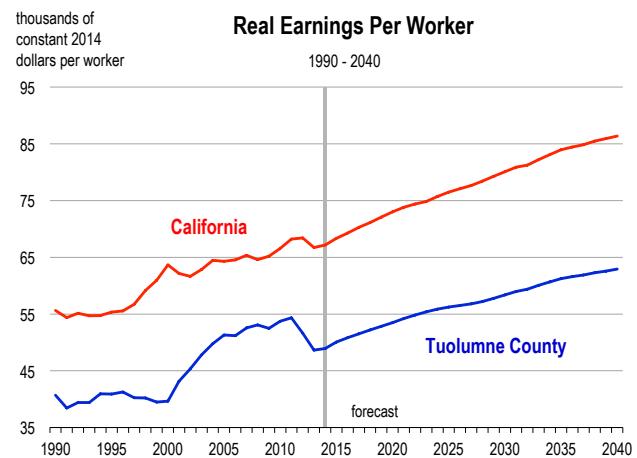


# Tuolumne County Employment Forecast

## 2006-2014 History, 2015-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2006	18.27	0.10	1.24	0.90	0.28	2.64	0.69	1.10	0.30	2.26	2.25	5.58
2007	18.11	0.10	1.09	0.91	0.30	2.61	0.68	1.05	0.29	2.34	2.28	5.65
2008	17.63	0.10	0.84	0.90	0.28	2.58	0.60	1.02	0.30	2.53	2.33	5.49
2009	16.30	0.06	0.59	0.75	0.20	2.28	0.54	0.95	0.26	2.63	2.12	5.37
2010	15.95	0.06	0.54	0.68	0.18	2.16	0.52	0.93	0.24	2.78	2.04	5.31
2011	16.21	0.06	0.51	0.83	0.19	2.23	0.51	0.93	0.21	2.92	2.06	5.17
2012	16.24	0.05	0.51	0.83	0.21	2.28	0.52	0.93	0.21	2.91	1.98	5.23
2013	16.36	0.05	0.49	0.85	0.22	2.30	0.55	0.92	0.21	2.82	2.13	5.22
2014	16.86	0.06	0.51	0.83	0.23	2.44	0.56	0.91	0.23	2.91	2.21	5.34
2015	17.17	0.06	0.57	0.84	0.23	2.47	0.56	0.93	0.24	2.92	2.22	5.48
2016	17.35	0.06	0.58	0.86	0.24	2.49	0.56	0.94	0.24	2.95	2.22	5.55
2017	17.47	0.06	0.59	0.87	0.24	2.50	0.56	0.94	0.25	2.97	2.22	5.60
2018	17.55	0.06	0.58	0.87	0.24	2.52	0.56	0.95	0.25	3.00	2.22	5.64
2019	17.61	0.06	0.58	0.88	0.24	2.53	0.56	0.95	0.25	3.02	2.23	5.65
2020	17.72	0.06	0.58	0.88	0.24	2.54	0.56	0.95	0.25	3.05	2.23	5.70
2021	17.76	0.05	0.59	0.88	0.24	2.55	0.56	0.95	0.26	3.07	2.23	5.69
2022	17.82	0.05	0.59	0.88	0.25	2.56	0.56	0.96	0.26	3.10	2.24	5.70
2023	17.89	0.05	0.59	0.88	0.25	2.57	0.57	0.96	0.26	3.13	2.24	5.71
2024	17.97	0.05	0.59	0.88	0.25	2.58	0.57	0.96	0.26	3.16	2.24	5.74
2025	18.06	0.05	0.60	0.89	0.25	2.58	0.57	0.97	0.26	3.19	2.25	5.76
2026	18.13	0.05	0.61	0.89	0.25	2.59	0.57	0.97	0.26	3.23	2.25	5.78
2027	18.18	0.05	0.60	0.89	0.26	2.59	0.56	0.97	0.27	3.26	2.25	5.80
2028	18.26	0.05	0.59	0.89	0.26	2.60	0.56	0.98	0.27	3.29	2.26	5.82
2029	18.34	0.05	0.60	0.89	0.26	2.61	0.57	0.98	0.27	3.33	2.26	5.85
2030	18.43	0.05	0.60	0.89	0.26	2.62	0.57	0.98	0.27	3.37	2.26	5.87
2031	18.52	0.05	0.60	0.89	0.27	2.64	0.57	0.98	0.27	3.41	2.27	5.89
2032	18.60	0.05	0.60	0.89	0.27	2.65	0.57	0.98	0.27	3.45	2.27	5.91
2033	18.68	0.05	0.59	0.89	0.27	2.67	0.57	0.98	0.28	3.49	2.27	5.93
2034	18.75	0.05	0.59	0.90	0.27	2.68	0.57	0.98	0.28	3.53	2.28	5.95
2035	18.82	0.05	0.58	0.90	0.27	2.69	0.57	0.98	0.28	3.56	2.28	5.97
2036	18.88	0.05	0.58	0.90	0.27	2.70	0.57	0.98	0.28	3.59	2.28	6.00
2037	18.94	0.05	0.58	0.90	0.28	2.70	0.57	0.98	0.28	3.62	2.28	6.02
2038	18.99	0.05	0.58	0.90	0.28	2.71	0.57	0.98	0.28	3.65	2.29	6.04
2039	19.04	0.04	0.58	0.90	0.28	2.71	0.57	0.98	0.29	3.67	2.29	6.05
2040	19.09	0.04	0.58	0.90	0.28	2.71	0.57	0.98	0.29	3.69	2.29	6.07





## County Economic and Demographic Indicators

### Projected Economic Growth (2015-2020)

Expected retail sales growth:	6.4%
Expected job growth:	3.2%
Fastest growing jobs sector:	Information
Expected personal income growth:	9.7%

Expected population growth:	-0.6%
Net migration to account for:	N/A
Expected growth in number of vehicles:	3.2%

### Demographics (2015)

Unemployment rate (March 2015):	7.6%
County rank* in California (58 counties):	31st
Working age (16-64) population:	62.1%

Population with B.A. degree or higher:	17.6%
Median home selling price (2014):	\$199,00
Median household income:	\$43,967

### Quality of Life

Violent crime rate (2013):	24 per 100,000 persons
County rank* in California (58 counties):	1st
Average commute time to work (2015):	25.3 minutes

High School drop out rate (2014):	11.7%
Households at/below poverty line (2015):	10.0%
* The county ranked 1st corresponds to the lowest rate in California	